BOOK3

#430412-4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Timothy S. Comstock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF March 19 84.

Notary Public

MY COMMISSION EXPIRES: 1-29-88

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

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THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy S. Comstock et ux (NAME)	Fidelity Federal Savings and Loan (NAME)	72-4-210
1434 Ardee Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	15DZ-20430

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES W. COMSTOCK, JR. and wife, Linda Comstock,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY S. COMSTOCK AND WIFE, SHERRY L. COMSTOCK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of the Resubdivision of part of Country Club Estates, as of record in Book 1424, page 126, Register's Office for said County.

Said Lot No. 6 fronts 70 feet on the westerly side of Ardee Avenue and extends back 177.2 feet on the northerly line and 166.14 feet on the southerly line to a dead line measuring 70.87 feet.

Being the same property conveyed to James W. Comstock, Jr., by deed from Phillip K. Campbell and wife, Katherine Anne Campbell of record in Book 5563, page 797, said Register's Office.

10781

IDENTIF. REFERENCE

MAR 9 2 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

unimproved ( )
This is improved (X) property, known as 1434 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7th day of March, 19 84

James W. Comstock, Jr.

Linda Comstock

03/09 93.60-

3947

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Comstock, Jr. and wife, Linda Comstock

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 19 84

Commission expires April 17, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
James W. Comstock, Jr.

TO
Timothy S. Comstock and wife,
Sherry L. Comstock

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33500.00- CAMT.	
			87.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	93.60-
8907A03/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1078

IDENTIF. REFERENCE

MAR 9 2 15 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 18943